

8707 5th Avenue, Brooklyn, New York 11209, Kings (Brooklyn)

Listing

MLS#: **826390** Prop Type: **Commercial Sale** Price: **\$3,000,000**
Status: **Active** Sub Type: **Mixed Use** DOM: **4**
Recent: **02/21/2025 : New Listing**



City/Township: **New York** County: **Kings (Brooklyn)**
Post Offc/Town: **Brooklyn**
NYC Location: NYC Nghbrhd: **Bay Ridge**
Yr Built: **1925** Stories in Bldg:
Property Cond: Sqft Total: **4,800 Public Records**
Building Name: Acre(s): **0.05**
Waterfront: **No** Lot Size SqFt: **2,325**
Business Type: **Professional Service** Business Name:

Public Remarks

Mixed-Use Building with Five Residential Units and One Store in Prime Bay Ridge Neighborhood! This property is located just one block away from the 86th Street shopping area. Building Size: 4,800 sq ft (20 ft x 80 ft) Lot Size: 2,325 sq ft (20 ft x 116.25 ft) Zoning: R6B, C2-3 All units are currently rented, providing great potential for growth. One apartment will be vacant soon. This is an excellent investment opportunity for a 1031 exchange, investors, or potential future users. Please call the broker for more information and financial details.

Improvement Remarks

Interior Features

Laundry: # Residential Units: **5**
Basement: **Yes, Storage Space** Elevator: **No**

Exterior Features

Construction: **Stone**
of Docks: # Drive-In Grade Lvl Doors: # of Units Total: **6**

Systems & Utilities

Cooling: **None** Sewer: **Public Sewer**
Heating: **Natural Gas** Water: **Public**
Utilities: **Water Available** Water/Sewer Expense:

Property/Tax/Legal

Tax ID#: **06051-0006** Taxes Annual: **\$36,095.28** Tax Year: **2024**
Permitted Uses: Assessed Value: **\$408,150** Tax Source:
Property Attchd: **Yes** # of Buildings: # of Lots:

Agent/Broker Info

List Office: **Edward J Cuccia (EDCU01)** List Agent: **Siu Wai Cheung (202047)**
Office Phone: **212-966-7775** Contact #: **212-966-7775**
LA Email: **info@nycclawfirm.com**
Co List Off: **Edward J Cuccia (EDCU01)** Co List Agt: **Siu Wai Cheung (202047)**
Co List Off Ph: **212-966-7775** Co LA Cont #: **212-966-7775**
LA Email: **info@nycclawfirm.com**

Showing

Showing Rqmts: **Call Listing Agent** Showing Contact Ph: **718-210-7669**
Showing Instructions: **Call Listing agent**

Listing/Contract Info

Cap Rate: **11,204** Eff Gross Income: Net Oper Income:
Seller to Consider Concession: Concession Amount Considered: Negot Thru: **Listing Agent**
List Date: **02/21/2025** CDOM: **4** Owner Name: **Super JW Corporation**
On Market Date: Expiration Date: **05/10/2025** Listing Terms:
Listing Agreement: **Exclusive Right To Sell** Orig List Price: **\$3,000,000** \$/SqFt: **\$625.00**
Special Listing Conditions: **None**

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.